

LUKE BRUGNARA

Sch 14a

DETAILS FROM SALES ESCROW FOR LOT 1 AT 3025 LAS VEGAS BLVD., LAS VEGAS, NV					
Description	Sales Price	Selling Expense	Deductible Expense	Loan Payoffs	Payment to Brugnara Prop.
Sales Price	\$31,300,000.00				
Credit from Purchaser for Assignment of Leases			(\$70.00)		
For Easement			(\$20.00)		
For bill of Sale			(\$100.00)		
Colliers International Commission of 2% Less \$100,000		\$526,000.00			
Reimburse Tony Crossley for Filing Fees		\$605.00			
Balance of Loan to Vestin's Assignees With Interest Paid to 12-29-01				\$22,551,683.13	
Interest from 12-29-01 to 4-6-02			\$859,469.70		
Interest from 4-6-02 to Receipt			\$228,022.57		
Statement Fee		\$60.00			
Reconveyance Fee		\$125.00			
Attorneys Fees		\$2,275.74			
Credit for 5 Payments of \$147,766.67				(\$738,833.35)	
Balance of Loan to David Pick per Demand			\$2,382,811.27		
Interest from Various Dates Shown on Pick's Demand on Various Amounts			\$138,695.53		
Interest from 4-26-02 thru Closing per Pick's Demand			\$3,917.04		
David Pick Reconveyance Fees		\$85.00			
Balance of Loan to Sunset Mgmt				\$2,700,000.00	
Legal Fees		\$5,000.00			
Interest from 2-12-02 to 5-1-02			\$87,750.00		
Demand Fee		\$90.00			
Reconveyance Fee		\$45.00			
Walgreens		\$1,200,000.00			
Credit Toward Payment owed From Walgreens			(\$136,903.30)		
Nick Shameyah Legal Fees		\$50,000.00			
Colliers International Good Only to 4-19-02		\$750,000.00			
Release/Recording Releases		\$100.00			
Hold for Pymnt Campbell & Williams for Satisfaction of Judgement From Nikolas Mastrangelo Good					\$17,870.41
Release Judgement		\$50.00			
Pay All Installment for 2001-2 Taxes on APN 162-09-801-001 Including Penalties thru April 2002			\$151,569.01		
Pay All Installment for 2001-2 Taxes on APN 162-09-703-015 Including Penalties thru April 2002			\$81,638.08		
Pay All Installment for 2001-2 Taxes on APN 162-09-801-002 Including Penalties thru April 2002			\$39,124.47		
Special Assessment 97A District 7505 for APN 162-09-801-001 thru May 2002			\$122,480.23		
Special Assessment 97B District 7506 for APN 162-09-801-001 thru 5-31-02			\$7,817.72		
Pro Rata Assessment 97B from Closing to 6-1-02			(\$871.10)		

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Description	Sales Price	Selling Expense	Deductible Expense	Loan Payoffs	Payment to Brugnara Prop.
Pro Rata Taxes on APN 162-09-801-001 From Closing to 7-1-02			(\$21,679.20)		
Credit Buyer Advance Rents Paid For Vegas Advantages For May, June and July of 2002			\$14,250.00		
Credit Buyer Security Deposits			\$2,000.00		
County of Clark Transfer Tax		\$78,250.00			
Document Preparation/Notary Services		\$250.00			
Reconveyance Preparation Fee		\$75.00			
1/2 Escrow Agent's Fee (New York)		\$500.00			
Closing Fee per Section 5(b) of Contract		\$13,256.00			
Standard Title Policy Premium		\$21,488.00			
Courier Services		\$280.00			
UCC Filing Services		\$200.00			
Recording Services		\$200.00			
Credit for Purchaser per Arrangement for Reimbursement of Add'l Costs For Closing after 4-30-02		(\$2,500.00)			
Balance Remaining					\$162,943.05
TOTALS	\$31,300,000.00	\$2,646,434.74	\$3,959,902.02	\$24,512,849.78	\$180,813.46
			Total Payments:		\$31,300,000.00

LUKE BRUGNARA

Sch 14b

DETAILS FROM PURCHASE ESCROW FOR 3025 SOUTH LAS VEGAS BLVD, LAS VEGAS NV (LOTS 1, 2, & 3)							
Description	Purchase Price	Purchase Expenses	Reportable Income	Deductible Expenses	Loan Related Expenses	Other	Exhibit
Purchase Price	\$31,500,000.00						W6-6 pg 1
Interest Earned on Deposit			\$17,567.61				W6-6 pg 1
Credit from Broker						(\$39,503.65)	W6-6 pg 1
Legal Fees					\$10,000.00		W6-6 pg 1, 13
Assumption Fee					\$159,386.50		W6-6 pg 1, 13
Costs Incurred CCMP					\$850.00		W6-6 pg 1, 13
Legal Fees					\$15,000.00		W6-6 pg 1, 13
Reserve for November and Two Extra Monthly Payments @144,536.26 each						\$433,608.78	W6-6 pg 1
Tax Reserve 2 Mos				\$25,396.44			W6-6 pg 1
Assessment Reserve #97A 3 Mos				\$4,311.18			W6-6 pg 1
Assessment Reserve #97B 2 Mos				\$2,155.98			W6-6 pg 1
Fire Insurance Reserve				\$1,719.50			W6-6 pg 1
Taxes Due with Nov 1 Payment				\$15,213.27			W6-6 pg 1
Insurance Impound for Nov 1				\$1,719.50			W6-6 pg 1
Insurance Carrier Only For Fire Insurance (Not Broker)				\$20,634.00			W6-6 pg 1
Pro Rata Interest From 10-1-99 to Closing			\$80,811.18				W6-6 pg 1
Credit Toward Existing Unpaid Balance of Assessment of \$136,862.56 to County with interest Paid to 8-1-99				(\$75,000.00)			W6-6 pg 1
Pro Rata Interest From 8-1-99 to Closing			\$1,910.40				W6-6 pg 1
Pro Rata Assessment Principal of \$3,298.99 Due December 1st 1999 from 9-1-99 to Closing				(\$1,741.46)			W6-6 pg 1
Pro Rata Taxes on APN 162-09-801-001 From Closing to 1-1-00				\$19,054.46			W6-6 pg 1
Pro Rata Taxes on APN 162-09-703-015 from Closing to 1-1-00				\$7,976.71			W6-6 pg 1
Pro Rata Taxes on APN 162-09-801-002 from Closing to 1-1-00				\$3,866.81			W6-6 pg 1
Pro Rata Rental Income of \$225,847.41 per Month from Closing to 11-1-99			\$87,424.80				W6-6 pg 1
Credit Buyer Security Deposits of						\$46,000.00	W6-6 pg 2
Document Preparation		\$95.00					W6-6 pg 2
Notary Fees		\$30.00					W6-6 pg 2
1/2 Escrow Services		\$4,150.00					W6-6 pg 2
Premium for Lender's Endorsement From Chicago Title Co		\$4,590.44					W6-6 pg 2
Courier Charges		\$300.00					W6-6 pg 2
Extended Coverage Inspection Fee		\$150.00					W6-6 pg 2
UCC Filing Services		\$100.00					W6-6 pg 2
Recording Services		\$300.00					W6-6 pg 2
Credit Seller for Interest Overnight on Their Proceeds				\$1,212.51			W6-6 pg 2
TOTALS	\$31,500,000.00	\$9,715.44	\$187,713.99	\$26,518.90	\$185,236.50	\$440,105.13	
Allocation of Purchase Price to the Three Lots		County Assessment		Allocated Purchase Price	Allocated Purchase Expenses		
Lot 1		\$2,991,650	59.25%	\$18,663,337.17	\$5,756.27		
Lot 2		\$671,810	13.30%	\$4,191,070.66	\$1,292.64		
Lot 3		\$1,385,850	27.45%	\$8,645,592.17	\$2,666.53		
Totals		\$5,049,310	100.00%	\$31,500,000.00	\$9,715.44		